

Item #12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

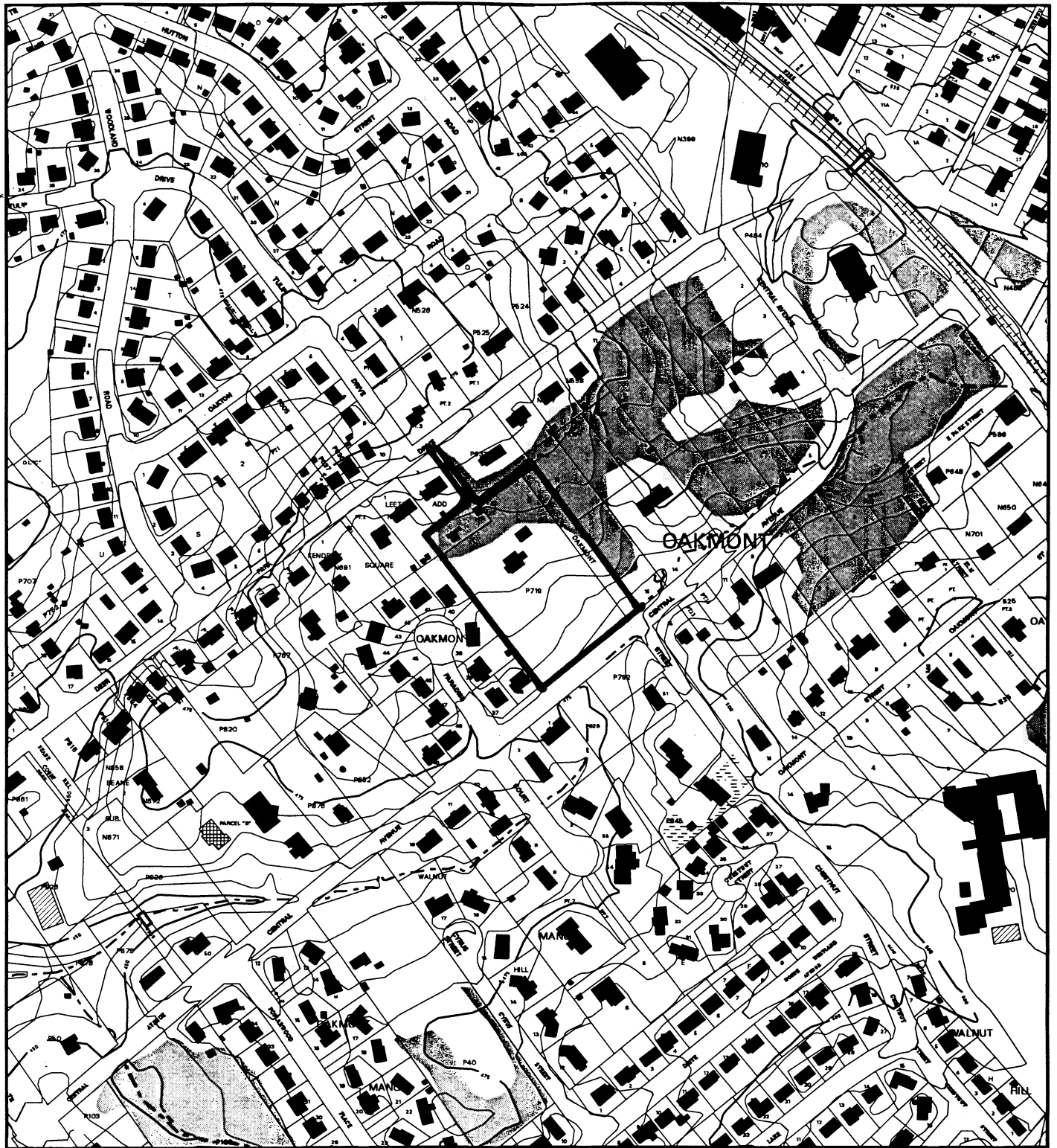
DATE: October 18, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 25, 2002.

Attached are copies of plan drawings for Items #03, #08, #10, #11, #12. These subdivision items are scheduled for Planning Board consideration on October 25, 2002. The items are further identified as follows:

- Agenda Item #03 - Preliminary Plan 1-98048A
Cross Creek Club
- Agenda Item #08 - Preliminary Plan 1-02094
Green Hills Subdivision
- Agenda Item #10 - Pre-Preliminary Plan 7-02018
Fawsett Farm
- Agenda Item #11 - Preliminary Plan 1-97036E
Wheel of Fortune
- Agenda Item #12 - Preliminary Plan 1-02111
Four Chimney Estates

Attachment

VICINITY MAP FOR
FOUR CHIMNEY ESTATES (1-02111)



Map compiled on October 17, 2002 at 1:12 PM | Site located on base sheet no - 223NW09

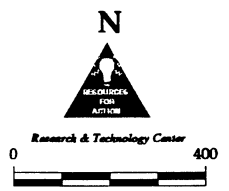
NOTICE

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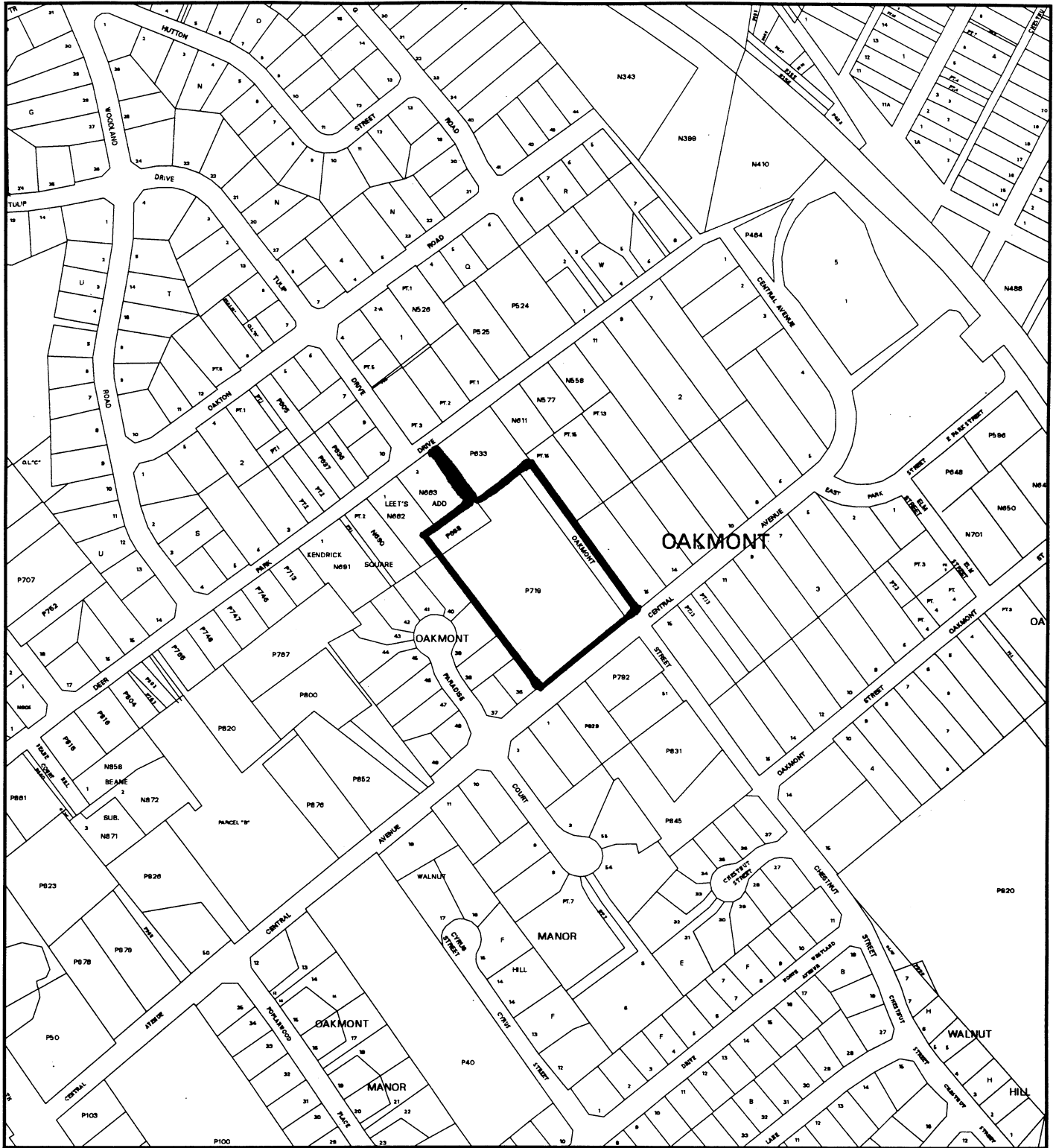
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



VICINITY MAP FOR
FOUR CHIMNEY ESTATES (1-02111)



Map compiled on October 02, 2002 at 9:36 AM | Site located on base sheet no - 223NW05

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Key Map



Research & Technology Center



1 : 4800

Charles and Martha McDade
126 Central Avenue
Gaithersburg, Maryland 20877
301-926-8318

June 11, 2002

Mr. Richard Brush
Montgomery County
Department of Environmental Protection
250 Hungerford Drive, Section 8
Rockville, MD 20850

Re: Preliminary Subdivision Plan #1-02111
Four Chimney Estates

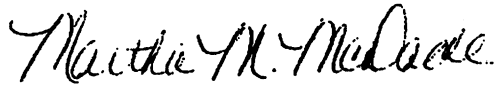
Dear Mr. Brush:

I am in receipt of the above preliminary subdivision plan and have some concerns that I would like to have addressed by your office.

1. Understanding that four additional houses will be placed on the existing lot, what measures are being taken to control any stormwater runoff into Lot 1, therefore affecting my property? I have not seen any preliminary stormwater management plan. Will this not be a requirement?
2. I have had an ongoing issue with constant flooding in my backyard where the county has an existing storm drain easement through the back part of the property. This was fixed at one time through a participation project (#SDP-139), but the quick fix is now starting to fail. Slopes have disintegrated from any and all runoff that flows through the property.
3. How is any runoff from the new development going to tie into the existing storm drain flows?
4. What will the increase be? Will it be rerouted?
5. At one point it was suggested by the County that perhaps the storm drain replacement work could be put off until upstream development took place. Well, this is upstream development. What now?
6. Note #8 on the drawings say the property is not in a 100-year floodplain. What about the properties across the street that are?
7. Isn't this development considered to be land disturbance?
8. Does an Erosion and Sediment Control Plan need to be done as well? Do the following regulations still apply?
 - a. "The permittee shall not create a fill which causes water to pond on off-site or adjacent property, unless such fill is associated with an approved temporary sediment control structure, permanent stormwater management structure, or planned landscape structure, and without first obtaining ownership or easement for such use from the owner of the off-site or adjacent property?
 - b. "The plans submitted by the applicant shall be designed to **minimize sedimentation** on any off-site property, and in storm drains and watercourses, and the plans shall show on-site grading and drainage control designed in a manner to prevent off-site property drainage."

Please respond at your earliest convenience. If you have any questions you can contact me at 301-987-8371 during the day.

Sincerely,

A handwritten signature in cursive script that reads "Martha M. McDade".

Martha M. McDade

✓Cc: Mr. Arthur Homes, Jr. (Montgomery County Planning Board)